



Arden, Blighton Lane, The Sands

Farnham GU10 1PU

Guide Price **£2,950,000**

ANDREW LODGE

estate agents



An exceptional family home in a prestigious village setting

- 6 bedrooms
- 5 ensuite bathrooms
- Sitting room
- Dining room
- Kitchen/Breakfast/Sun room
- Utility room
- In & Out driveway with 2 electric gates and remote entry system
- Attractive gardens
- Garden outbuilding/playroom
- Views across Farnham golf course

Arden is an outstanding detached family residence that has been comprehensively renovated and thoughtfully reimagined by the current owners, creating an exceptional home that combines elegant contemporary living with practical family spaces. Offering beautifully presented accommodation arranged over three floors, the property enjoys a wonderful position in the sought-after village of The Sands, with views towards the neighbouring golf course.

The welcoming entrance hallway immediately creates a lasting impression, with uninterrupted sightlines through the house to the beautifully landscaped rear garden beyond. To the front of the property, a generous sitting room features an attractive fireplace, providing a warm and inviting space for relaxing. Adjacent is a versatile snug, currently arranged as a playroom, offering flexibility for a family room, home office or formal reception.



At the heart of the home is the spectacular open-plan kitchen, dining and living space. The fully integrated kitchen has been designed around the property's unique lower ground wine cellar, creating a striking focal point, while the adjoining dining area and sun room seamlessly connect the interior with the gardens beyond via 2 sets of bi-fold doors. Flooded with natural light and enjoying delightful views across the landscaped grounds, this impressive entertaining space perfectly embraces modern indoor-outdoor living. A separate utility room provides additional practicality and keeps the main living areas beautifully uncluttered.

The first floor comprises four generous double bedrooms, each benefiting from its own luxurious en suite bathroom and individual air conditioning. The magnificent principal suite enjoys attractive views across the adjoining golf course and features a dedicated walk-in dressing area together with a beautifully appointed en suite, complete with a freestanding bath and separate walk-in shower.

The second floor offers two further spacious bedrooms benefiting from air conditioning, currently utilised as home offices, making this an ideal work-from-home environment with fitted cabinets and desks. Served by an en suite shower room, this floor could equally function as an excellent guest suite or independent accommodation for older children.

Outside, the enclosed rear garden has been thoughtfully landscaped to create a wonderful setting for both family life and entertaining. Predominantly laid to lawn with mature shrub borders and colourful flower beds, the garden is complemented by an exceptional outdoor kitchen featuring an integrated barbecue, pizza oven and built-in refrigerator—perfect for alfresco dining throughout the warmer months.



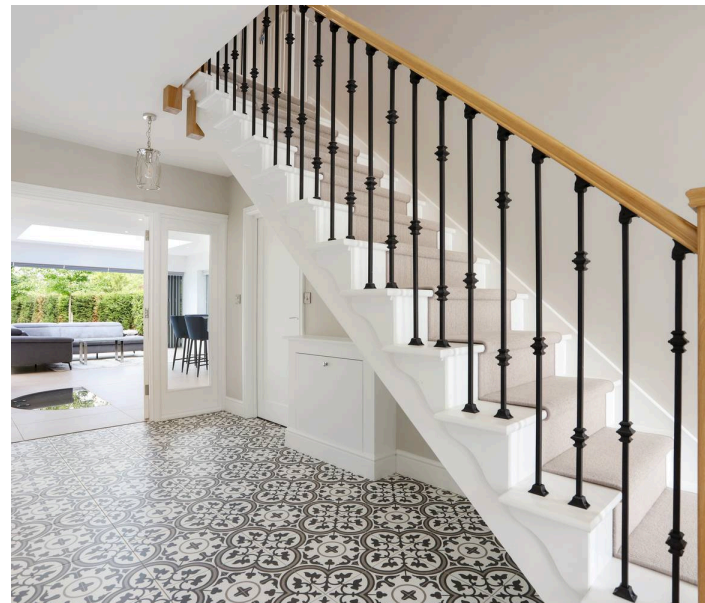


A detached garden outbuilding further enhances the property's versatility, incorporating its own kitchenette and WC, making it ideal as a home office, gym, studio or entertaining space. There is an automated irrigation and sprinkler system in the front and rear gardens and a large garden shed for storage. To the front, Arden is approached via secure electric gates, opening onto a generous in-and-out driveway that provides extensive parking for multiple vehicles.

General: Services – Mains drainage, electricity and water. Gas central heating. Underfloor heating to the ground floor. Smart system remote controlled blinds and awning. / Local Authority – Guildford Borough Council, Millmead House, Millmead, Guildford, GU2 4BV 01483 505050. / Council Tax – Band G with an annual charge for the year ending 31.03.27 of £4463.42 / EPC rating – C/ Tenure – Freehold / Mobile signal available. Superfast broadband (via Ofcom).

Occupying a delightful unspoilt semi-rural setting yet within walking distance of the centre of the attractive Sands village with its village hall and green, public house, church, bowling green and British Legion Club. The Farnham Golf Course is located directly opposite. Guildford and Farnham are both within easy reach providing excellent and varied shopping, educational and cultural facilities and a good train service to Waterloo. The surrounding area is renowned for its outstanding natural beauty.

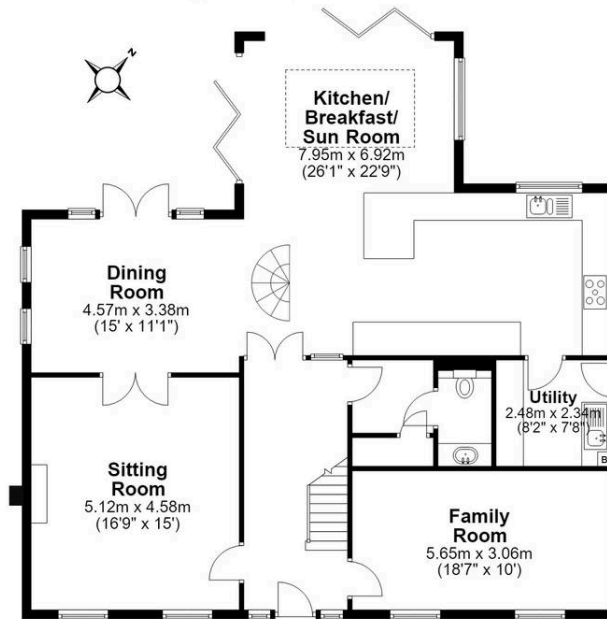
Directions: Leave Farnham via South Street and turn left onto the A31. At the Shepherd and Flock take the A31 to Guildford. Take the first slip road to Runfold and at the T junction turn right signed to Farnham. Take the next left into Crooksbury Road and after the sharp right hand bend turn left into Sands Road signposted The Sands. On reaching Farnham Golf Club, turn sharp left into Blighton Lane. Arden can be found along on the left.



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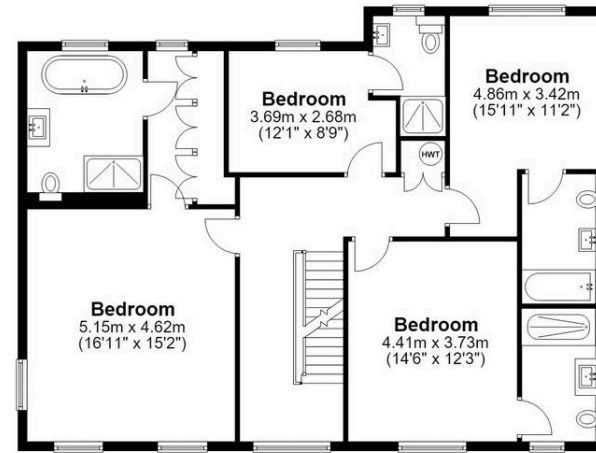
Ground Floor

Approx. 129.5 sq. metres (1393.7 sq. feet)



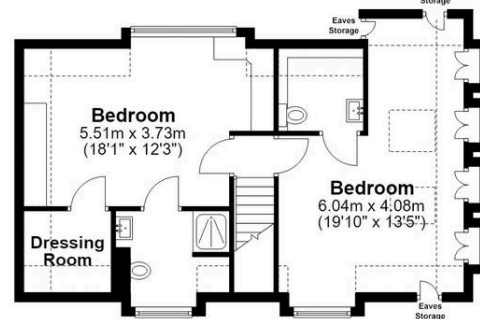
First Floor

Approx. 113.6 sq. metres (1223.1 sq. feet)



Second Floor

Approx. 56.2 sq. metres (604.5 sq. feet)

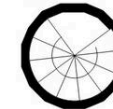


(Not in position)



Wine Cellar

Approx. 3.0 sq. metres (31.9 sq. feet)



House area: approx. 302.2 sq. metres (3252.9 sq. feet)
Outbuilding area: approx. 26.1 sq. metres (280.9 sq. feet)
Total area: approx. 328.3 sq. metres (3533.8 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings

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Beautifully renovated throughout and finished to an exceptional standard, Arden represents a rare opportunity to acquire a truly outstanding family home in one of Farnham's most desirable locations, combining luxurious accommodation with superb entertaining spaces and an enviable lifestyle.